



**PLANNING COMMISSION
MINUTES
Regular Meeting of June 27, 2016**

A regular meeting of the City of Cortland Planning Commission was held on Monday, June 27, 2016, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

Present: Commissioners Jeff Gebhardt, Rafael Felix, Jim Wavle, Chris Ryan, Joe McMahon

Absent: Commissioners Jim Reeners, Troy Beckwith

Staff Present: Zoning Officer Bob Rhea, Confidential Secretary Devon Rainbow

Chair member Jeff Gebhardt explained that Item #2 on the agenda was removed by the applicant. He asked that with the Boards permission, 4 Monroe Heights be added in its place as it was tabled last meeting and should’ve been on the agenda for this meeting.

A motion was made by Comm. Felix to add 4 Monroe Heights as Item #2 and seconded by Comm. Ryan

Approved: Ayes – 4
Nays – 0

Item #1 – 106 Central Ave. (121 Central Ave) - (KIK) – Site Plan Review – (GI)

- *Change internal traffic pattern for storage and distribution of hazardous materials*

John from KIK was available to discuss the application. He explained that 4 sections of the fence have been removed from the current employee parking lot. They plan to level out the area for more parking. The goal is to move the hazardous product from the current storage to the new building without having to go on the City roads. The truck will stay on KIK property. There will be a chain across the entrance to make sure other vehicles do not enter. They spoke to the railroad and received some suggestions for distance from the cars. There will be new LED lighting in the area for visibility.

A motion was made to approve the application on the condition that on new plans be submitted with the placement of the poles and chain.

Motion By: Comm. Ryan
Seconded By: Comm. Felix

Approved: Ayes – 4
Nays – 0

A motion was made by Comm. McMahon to accept and declare no negative impact with the SEQR and was seconded by Comm. Felix

Approved: Ayes – 4

Nays – 0

Item #2 – 4 Monroe heights – (Pace) – Site Plan Review – (R4)

- *Reconstructing the Parking Lot*

Mr. Cross and Mr. Pace were present to discuss the application. The property is going to be 2 story with 4 dwelling units. They are proposing to have 12 parking spaces. They went to the ZBA for 3 variances. 1) Vegetative Buffer in the back lot area. It was approved with addition of a fence. 2) A 16ft driveway with 3ft of green space on each side of the driveway with an 18ft driving isle. 3) Parking spaces will be 9ft x 18ft. Lot coverage is at 58.9ft. All the variances were approved by ZBA.

The board went through the SEQR. A motion was made by Comm. Felix to accept with the changes and declare no negative impact with the SEQR and was seconded by Comm. McMahan.

Approved: Ayes – 4
 Nays – 0

A motion was made to approve the application as presented with all the approvals by the ZBA.

Motion By: Comm. Ryan
 Seconded By: Comm. Wavle

Approved: Ayes – 4
 Nays – 0

New/Old Business

Commissioners should hold onto the application that was pulled because it may come back to the board.

Approval of Minutes:

A motion was made to accept the May 23, 2016 minutes as amended by Comm. Felix and seconded by Comm. Ryan.

Approved: Ayes – 4
 Nays – 0

Adjournment:

Motion By: Comm. Felix
 Seconded By: Comm. McMahan

Ayes – 4
 Nays – 0

I, JEFF GEBHARDT, CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF CORTLAND, NY, DO HEREBY CERTIFY THAT SAID RESOLUTION(S) WERE ADOPTED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF CORTLAND, NY, HELD ON JUNE 27, 2016.

JEFF GEBHARDT, CHAIRPERSON